



Chairperson Roberts called the regular meeting to order at 6:30 p.m. All commissioners were present with the exception of Carl Jahn. Glen Black, Director of Community Development and James Shoopman, City Planner also attended.

Citizen Comments

There were none.

Initial Zoning of 1669 E Road

Chairperson Roberts opened the public hearing and requested staff's report and recommendations.

The following was presented by James Shoopman, City Planner.

Proposal:

This is the initial zoning of the Atchley parcel which was annexed as part of the Jennings Landing project. The applicant is requesting that this property be zoned B-3. The B-3 zone district is intended for a large variety of uses that require large storage areas to conveniently serve customers.

Providing Notice:

The applicant has followed the standard noticing procedure as required by section 17.04.290 of the Municipal Code by:

- 1. Posting a sign continuously for at least (7) days before the hearing;*
- 2. Publishing notice in a legal newspaper at least (7) days prior to the hearing, and;*
- 3. Either hand delivering or depositing in the U.S. Mail, at least (7) days prior to the hearing, a copy of the above notice to the owner of record of any property inside the Delta City limits located within 100 feet.*

Criteria for Rezoning:

According to section 17.04.270 of the City Municipal Code, the zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare.

Staff Recommendations:

Staff is recommending that the property's zone district be established as B-3. This recommendation appears to be consistent with the requirements of section 17.04.270 of the City Municipal Code.

Chairperson Roberts requested the applicant's presentation.

Matt Brezonick, Jehn Engineering, stated that they wanted to keep the residence that is currently on the parcel.

Commissioner Bell questioned if the property went up the hillside.

Initial Zoning of 1669 E Road continued...

The applicant stated that it did.

Chairperson Roberts requested public comment. There were none, so he closed the public hearing and requested commissioner comments.

Commissioner Raley stated that his concern with the highway appearance. The B-3 zone allows more things outside whereas B-2 and B-1 are more enclosed.

Commissioner Oelke stated that she had concern that large industrial equipment would not conform with the Sweitzer Lake recreational area.

Commissioner Grace stated that she had no objections.

Commissioner Bell stated that he had concern for the location of the flood plain and asked if the drainage from Sweitzer Lake is considered in flood plain. He stated that B-2 zoning might be more appropriate to avoid aboveground hazardous fuel storage and other uses such as cell sites, antennas, or towers.

Commissioner Roberts clarified the subject of the flooding and channeling of the water.

Commissioner Pfalzgraff stated that his only concern was allowance aboveground storage and the consequences if the area was to flood.

Commissioner Oelke motioned to recommend approval of the initial zoning of the Atchley Property located at 1669 E Road as B-2 with the consideration of the adjacent properties.

Commissioner Bell seconded the motion and reasoned that the B-2 zone district should satisfy health, safety and welfare.

All were in favor and the motion carried.

Preliminary Plat Review of Park Ridge II~PUD

Chairperson Roberts opened the public meeting and requested staff's report and recommendations.

Commissioners Bell and Raley recused themselves from this item on the agenda and left the room.

The following review was presented by James Shoopman, City Planner.

Project Proposal:

The Park Ridge II Preliminary Plan proposes to subdivide approximately 19.84 acres into 101 units as a Planned Unit Development.

Preliminary Plat Review of Park Ridge II~PUD continued...***Zoning Regulations:***

The property's zone district is R-3, which is intended to provide an area which is suitable for single family homes, duplexes, and multi-family residences with intermediate overall density.

This subdivision is under review as a Planned Unit Development to allow deviation from required setbacks, minimum lot size, park dedication, and other restrictions to the existing land use regulations.

*The purpose of a PUD is to provide opportunities to create **more desirable environments** through the application of flexible and diversified land development standards under a comprehensive plan.*

Preliminary Plan Requirements

Staff review of the sketch plan has found it to substantially comply with the preliminary plan requirements of 16.04.050 (D).

PUD Requirements

Staff review of the plans has found it to substantially comply with the Preliminary Plat PUD requirements of 17.72.050.

Required Improvements, Dedications, and Minimum Design Standards

The following need to be addressed and/or corrected as conditions of preliminary approval:

1. Plat/Site Plan:

- A. Off-site dedication of 9th St needs to be platted.*
- B. Lot 1 should be split at the first filing and be part of the HOA.*
- C. Minor corrections need to be made.*

2. Streets/Access:

Dedication of land for 9th St improvements will need to be complete before beginning construction.

3. Utilities:

Tap fees will need to be paid prior to beginning construction.

4. Parks/Landscaping/Irrigation/Drainage:***5. Misc:***

- A. Redline corrections need to be made to all plans.*
- B. The development must comply with all City of Delta requirements and other regulatory/permitting agency requirements.*
- C. No final plat may be submitted more than two years, and in no case more than 10 years, after approval of a related preliminary or partial final plat.*

Preliminary Plat Review of Park Ridge II~PUD continued...***Staff Recommendations***

This submittal appears to substantially comply with the preliminary plan requirements of 16.04.050 (D) and the PUD requirements of 17.72.050. The issues listed above (minimum design standards) need to be resolved as a condition of approval.

*Staff recommends **approval** of the Park Ridge II preliminary plan.*

Chairperson Roberts requested the applicant's presentation.

Lloyd Rodriguez, 324 Main Street, stated that after the rezone from A-1 to R-3, the intention of Park Ridge II is to create affordable housing to satisfy the need in Delta. Mr. Rodriguez gave his Power Point presentation and explained the four different types of work stations and the equipment to be placed within open spaces.

Commissioner Pfalzgraff commented that he appreciated this presentation.

Chairperson Roberts asked who would be responsible for maintaining the grass. He asked for clarification on the phasing of the parks and open space development.

Mr. Rodriguez replied that the grass would be maintained by the homeowners association and gave details about the four phases.

Shane Messano, 6160 Graff Road, commented where the workstations were to be located and clarified the rock to be used at the work stations was recommended by Paul Suppes, Director of Parks Department.

Chairperson Roberts asked where the playground equipment was to be located.

Mr. Rodriguez commented that because of the nearby schools and the Housing Authority 's park that playground equipment had not been considered needed.

Chairperson Roberts stated that he was concerned about the open and park spaces only accommodating adults. He asked the applicant to clarify which equipment from the slides he anticipated using.

Mr. Rodriguez pointed out that four adult stretch and exercise pieces and asked Mr. Messano to verify his selection.

Mr. Messano stated that only two of the four equipment mentioned were actually planned to be installed. The sit-up and stretch equipment were chosen because they can also act as benches.

Chairperson Roberts reminded the applicant that in a previous presentation he had shown a playground as an example how some of the park space would look.

Preliminary Plat Review of Park Ridge II~PUD continued...

Tom Cope, Ute Engineering, stated that the retention ponds are large grassed areas for children to play soccer and football.

Mr. Shoopman presented a letter from Sandra Bell whose concerns were not mentioned in the staff report. Her letter was requesting 50' of street frontage.

Mr. Rodriguez stated that he would be willing to do that which was requested by Sandra Bell.

The radius and diameter of the temporary cul'de sac were discussed.

Chairperson Roberts requested public comment.

Gayle Schull, 718 Nuvue Street, stated that she couldn't understand why five retention ponds were needed in such a small space. She asked if Renee Street was going to end in a cul'de sac .

Mr. Cope clarified that because of the change in elevation Renee will be constructed as a through street.

Mrs. Schull asked if there would be a privacy fence. She stated that there was much concern for the parks and drainage. She asked the staff if Nuvue Street would be constructed as a through street and if the City would improve the existing Nuvue Street.

Chairperson Roberts replied that she could put her concern in written form at City Hall.

Mrs. Shull asked about an abandoned waste water ditch.

The south ditch was also discussed. A gentleman from the public stated that six other people are currently using the ditch and that it is not abandoned.

Jose Gallegos, 1055 East 9th Street, superintendent for Park Ridge II, further explained the channeling of the ditches.

Chairperson Roberts closed the public meeting.

Commissioner Pfalzgraff stated that this presentation was organized and communicated well.

Commissioner Grace affirmed that affordable housing is needed.

Commissioner Roberts recommended deferring the playground equipment back to the Parks Department as was presented at the last meeting. The Parks Department could establish the playground equipment recommendations.

Mr. Black advised that the commission include this contingency as part of their recommendation.

Preliminary Plat Review of Park Ridge II~PUD continued...

Commissioner Pfalzgraff motioned to recommend approval of the Preliminary plat of Park Ridge II~PUD conditioned upon staff recommendations, PUD requirements, considering 50' of street frontage along the Bell property, clarification of work station equipment, and the Parks Department recommendation of playground equipment.

Commissioner Oelke seconded the motion.

All were in favor and the motion was carried.

Comprehensive Plan Update

Mr. Black stated that our consultant of the Comprehensive Plan, Mr. Tom Mainard, of the Four Corners Planning had passed away approximately a week prior.

A meeting is scheduled with one of the partners of the Four Corners Planning.

Commissioner Bell stated that he felt it was needed to review Comprehensive Plan and previous endeavors.

Mr. Black stated that all comprehensive updates are being posted on the website.

Commissioner Bell questioned if it could be possible to gather enough people to see how much of the old plan had been accomplished.

Chairperson Roberts stated that a half day might be sufficient to have a meeting. He will be gone the first three weeks of October.

Minutes

Commissioner Raley motioned to accept the minutes as submitted by the secretary.

Commissioner Grace seconded the motion.

All were in favor and the motion carried.

Commissioner Comments

Commissioner Raley stated that he was confident of the B-2 zone district as the initial zoning for the Atchley Property.

Commissioner Bell stated that he appreciated the workshop last Thursday.

Commissioner Comments continued...

Chairperson Roberts stated that he desired all comment to take part prior to the closing of hearing or meeting.

Staff Comments

Mr. Shoopman stated that appreciated the participation of the commissioners and advised that no opinion is to be expressed within workshops.

Workshops will be held Thursdays prior to regular meetings starting at 6:00 p.m.

Mr. Black reviewed the outcome of the River Walk Subdivision preliminary plat at the City Council Meeting.

There was discussion about the annual meeting with City Council.

Chairperson Roberts stated that he may not be in town during the next meeting.

Commissioner Raley motioned to adjourn.

Commissioner Oelke seconded the motion.

Meeting adjourned at 8:00 p.m.

Lee A. Barber, Executive Secretary
Community Development